UNCLE RUBE IS MOVING TO TOWN AND LIVING ON HIS BENTS.

A New Phase of Western Agricultural Life -They're Afraid Prosperity Is Ruin-ing the Man Who Guided the Pio gh.

LINCOLN, Neb., March 12.-Nebraska's theoretical economists are alarmed over a new and rather unique phase which they call "the menace of landlordism in the

It's all because the Western farmer has insisted on raising such bumper crops for the last five or six years, and the rest of the world has forced him to accept large prices for what he has produced. It has now become an aphorism that the farmer who owns Nebraska or Kansas land is a rich man and could get richer, but is at present rich enough to retire from following the plough.

Several of the professors at the State University have been giving little talks recently about what they declare is a bad thing for the country. The bad thing is that a farmer gets rich before he gets old. Each spring and fall there is a big hegira from the farms to the towns and cities of men who have made their pile in the wheat fields and want to rest to and educate their children. Most of these men expect to and do live on the rentals from their farms. In the eastern section of Nebraska a good quarter section is worth, according to its improvements, from \$6,000 to \$9,000. It is comparatively easy for its owner to get from \$500 to \$800 a year rent in cash, or, if he is willing to take chances of a crop, to do even better by making it grain rent,

a third of the crop. Usually a farmer isn't satisfied to retire unless he has a half section, and this gives him income enough in a town to give the boys and girls a run for their money and, with his simple tastes, to live well.

This, the horrified professors say, will lead to the degeneration and demoralization of the Western farmer, and will soon place agricultural conditions on the same level as in England, Germany and Austria, with landlords living in luxury in the cities and the tenantry impoverished. Usually, however, there is not much of the bloated bondholder about the retired farmer as he appears to-day, though possibly the second generation from the soil may disclose a different condition.

It is worthy of more than casual note that there has been a great shifting of population in the great grain belt in recent years. A great many farmers have gone to the towns and cities. This is not, as it once was, a hegira of the boys and girls alone, but of the whole family. In their places there have gone many from the cities and towns, men who have been eye-witnesses of the big money made by the agriculturists, men who have seen the farmer get enough for his wheat crop or his alfalfa cuttings of one year almost to pay the cost of another quarter section.

affairs cuttings of one year almost to pay
the cost of another quarier section.

Most of the tenants, however, are boys
from the adjoining farms, who, as 'they
grow of age, marry and start out for themselves. The trouble with the professors'
logic is that few of these hustling fellows
long remain renters. If the owner won't
sell to them, they buy elsewhere, and there
has been a tremendous lot of these sales
this spring, so many as to cause general
comment.

comment.

One unique feature of the recent tendency to landlordism is that in a number of cases where long leases have been given the original renter has found it possible to imitate his lessor by subletting the land and doing a little idling himself, while he collects the advance in rents, due to the high prices of food products and abundant crops.

well-posted men say that half of the farms of Iowa and 25 per cent. of those in eastern Nebraska are being operated by tenants, and that the tendency is to an area. even greater increase. These farms are not all owned by retired farmers. Eastern investment companies which were compelled to take over some of their pledged lands are holding them as better than giltriged bonds, and many townspeople their savings into farms when they were to be had for a song five and six years ago. Stories are coming into the State Agri-cultural Society's headquarters about big profits made in alfalfa growing. The

profits made in alfalfa growing. The as rival those told last summer about the wheat yield and the returns. In some instances six and even seven crops were cut and sold, with net results of from \$25 to \$10 an acre. The secretary tells a story of a Kansas man, one Cottrell, who has been preaching alfalfa everywhere. Out in central Kansas one night he stopped with a despondent farmer. He had tried corn and found it wouldn't thrive; his wheat was also a failure.

also a failure.
"Guess I'll pack up and go back to my
"Guess I'll pack up and go back to my Ever tried alfalfa?" asked Cottrell.

"Nope."
Then deh't bother your wife's folks until you have done so. They probably haven't got more than enough themselves I'll send you some seed." to winter on. I'll send you some seed."

Cottrell kept his promise. A few years later he passed that way again, and stopped to see his former acquaintance. The wife recognized him at the door.

"You're the alfalfa man, ain't you?" she

said interrogatively

Well I don't know whether I ought to let you in or not."
"Why, didn't the seed I sent you grow?"

he asked
Grow? why, man, the trouble is we've
been havin' ever since and never had time
for anything else.

PHI DELTA THETA.

Large Circinouse to He Butt to This City Officers (bosen.

The anousi Founders' Day banquet of the Phi Delta Theta Alumni Club of Now York was held at the Mariborough Hotel last night. Over one hundred and forty members of the frateristy attended, in cluding the thirty-five members of the Prof. Charles Thaddeus Terry of the Columbia has select, a graduate of Wil-Hame, was the teastmenter Among the speakers were Chapte N Bennett of the Congressional Information Bureau, Wash. Inglian Cien Lee Fairchild. Paul Jones of Fernessee, A. Weedell Jackens of Callformia, Altert Shipia Lawie E. A Brum-Now York Retailed A Home of the New York Retailed House of the Pear Torry authorations that a measurement was or loss to touch a large challenge in the city and blo report was received with

at multiplicate to the state of Prof. Charles I Torry Compressions Alignet States August August August Manuel August August August August August August August Manuel August A

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GLEASON'S OLD STRONGHOLD. A Long Island City Building Once City

With the demolition of what is known as the old Gleason City Hall to make room for the proposed new hall for the borough of Queens, will disappear one of the landmarks of the stormy days of old Long Island City.

Piled together in happy confusion at one time in the building were the Treasurer's office of Long Island City the Common Council room and various other departments, while the police court and a saloon occupied adjoining rooms on the ground floor. Business in the saloon went

on day and night. Many stories are told of the old-time Police Court Justices. When a player was needed in the saloon to make up a fourhanded game of poker it is said the bartender would slip into the court room and apprize the Justice of the situation and

apprize the Justice of the situation and that after the Justice had counted up the fines collected at that session and found himself strong enough, he would adjourn court and take part in the game.

Another story is told of a Justice who held court in this building and narrowly escaped being caught in a raid by Bergh's men on a cockfight in Long Island City one night. The Justice and a few others managed to get away, carrying several of the gamecocks in bags which were deposited in the saloon next to the court room for safe keeping.

in the saloon next to the court room for safe keeping.

In the morning the Justice sat in judgment upon his companions, and to the accompaniment of the crowing cocks in the next room he found them all gulity, delivered a short lecture on the evils of cockfighting, suspended sentence and adjourned court and the discussion on cockfighting was continued in the saloon. It was only after the passage of a special act forbidding the holding of court in a building occupied by a saloon that the saloon was forced to close.

Early in his career as a politician the late Patrick J. Gleason managed to get possession of the building and for years he leased it to the city at a rental of \$5,000 a year.

was in this building that Gleason once

A year.

It was in this building that Gleason once acted as both Alderman and Mayor. This was at the time he caused the imprisonment of Mayor Debevoise on a charge of having embezzled the city's funds.

Gleason fortified this building in January, 1893, and held the place for a month against Horatio S. Sanford, who had been elected Mayor of Long Island City, but who had been counted out. He was finally ousted by his own police force.

Immediately following consolidation the lease of the building expired. Shortly before his death Gleason lost the property through foreclosure proceedings, and at a meeting of the Board of Estimate and Apportionment on Friday \$65,000 was appropriated to buy the entire block for a borough hall. The new borough hall is to cost within the neighborhood of \$400,000 and will front on Jackson avenue.

MR. HALSTED'S PORCELAINS. 118 Pieces Bring \$32,000 -Some of the Buyers.

Richard H. Halsted's 118 Chinese celains in moschrome glazes and blue and white were sold at the American Art Galleries yesterday afternoon for \$32,000, or an average price of above \$271 each. Collectors came out to get the pieces they wanted from Mr. Halsted's collection, but

dealers took many of the objects. A firm of art dealers whose business is pictures, presumably bought the objects knocked

down to them for some customer or customers, but another Fifth avenue firm apparently bought for stock.

Among the private patrons of art present, most of whom were included in the list of purchasers, were William E. Dodge, Marsden J. Perry of Providence, Samuel Spencer, John Harsen Rhoades, C. I. Hudger, F. K. Sturge A. Augustus Healy

Spencer, John Harsen Rhoades, C. I. Hudson, F. K. Sturg S. A. Augustus Healy, Edson Bradley, Thomas B. Clarke, James M. Benedict and Hugh J. Grant.

The highest-priced object of the sale, a K'ang-nsi vase in turquoise blue (or turquoise green), 16½ inches tall, of bottle-shape, went to Knoedier & Co. for \$1,900. Mrs. Hoagland of Brooklyn bought an emerald-green K'ang-hsi gallipot, 15 inches high, for \$1,500. Mrs. Hoagland bought also a vase of club shape, in the mirror-black glaze, of the K'ang-hsi period, for \$825. Mr. Hudson paid \$650 for a Lang-yao bottle, and Edward Wasserman \$900 for a club-shaped vase nearly 2½ feet tall in blue and white of the K'ang-hsi period. yao bottle, and Edward Wasserman \$900 for a club-shaped vase nearly 2½ feet tall in blue and white of the K'ang-hsi period.

Some of the other prices were \$425 for a soft paste bottle-shaped vase of Ch'ienlung with an underglaze decoration in blue; \$400 for a hawthorn jer of K'ang-hsi; \$675 for a blue and white oviform vase of Ch'ien-lung, the porcelain of which was almost as light as the eggshell variety; \$475 for a K'ang-hsi jar in blue and white with an unusual decoration of a grapevine and its fruit, and \$700 for a k'ang-hsi vase in camelia-leaf green. vase in camelia-leaf green.

Greenpoint's Y. M. C. A. to Unite With Brooklyn's.

The Greenpoint Young Men's Christian Association, which is 16 years old, is to unite with the Brooklyn Y. M. C. A. in a few days. At a special meeting held a few nights ago At a special meeting held a few linghts ago by the Greenpoint men it was unanimously voted to accept the offer made by the Brooklyn people. A new building to take the place of the Greenpoint Y. M. C. A. is to be erected to take the place of its present quarters at 750 Manhattan avenue. Green-

Court Closed to Tardy Lawyers.

Justice Jonathan Dixon of Jersey City didn't find any lawyers at the Hudson County Court House when he appeared on the bench at 10 o'clock yesterday to hear motions. He waited five minutes and then said "Tell any lawyer who may appear that the Court will be here again at 100 clock next Saturday morning. When I say 10 o'clock, I mean that hour and no later." said "Tell any lawyer who may appear that the Court will be here again at 100 clock next Saturday morning. When I say 10 o'clock, I mean that hour and no later." After the Justice had departed the law-yers began to drop in. They said they would be punctual next week.

JOITINGS ABOUT TOWN.

A jury in the Supercoc Court bel-MacLe in his awarded Mrs. Reprietts 2 wife of Mr. M. Edwar Andrews of 22 arease 45.000 for highly as also received of a signed cor. Mrs. Andrews elsed position bignet Healthay for \$2,000. The report of the Mercantine Labor The remark of the Mercentric Laboury for the par used shown that the deliberation persists subjectly produced may have become deliberate of their real course in proposers the proof. Tabletis of the course actived decimality distance of the new bosons the part and in the popular departments at course the last is a secretingly consupersuments.

DR. GREENL'S THEE LECTURES.

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be a prefer exhibition of \$ ties committee which

SEVERAL D'AUBISTON PIÈCES der Merri II. 21 27 circl nom an position of Redeat

WILL FIGHT FOR "IOWA IDEA.

How It Came That the Plan Was Given Up -Mr. Damrosch Thanked. Harry Harkness Flagler, secretary of the Permanent Orchestra Fund Committee, GOV. CUMMINS SERVES NOTICE ON REPUBLICAN PARTY. has issued the following statement:

In these words Gov. A. B. Cummins for-

His speech at the Republican county con-

whatever evils these vast concentra-

and an other ellows that are many of the Government to treserve competition, monopoly is planted in our ridst, then hoever maintains it is not entitled to the crefits of trotective duties; not, indeed to the benefits of any law passed to encourage

ELEPHANT TOO BIG FOR CARS.

Jgnie Can't Get Through Tunnels-Must

Go South by Sea or Walk.

The business representative of Bostock's

Animal Show and the local freight agents

of the Pennsylvania and Baltimore and

Onio railroads have been consulting about

the big elephant Jingo, said to be the biggest in captivity and seven or eight

The Bostock people bought him in Lon-

don a short time ago, and are bringing

him here on the steamship Georgic of the White Star Line, due here on Tuesday. Agent R. J. Aginton of the show has been

trying to make arrangements to get Jingo to the winter quarters of the show at Richmond, Va., but the railroad people say that Jingo's 12 feet 3 inches of stature won't squeeze through their tunnels and under their bridges even if a special car is built for the problems.

ART SALES AND EXHIBITIONS

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FIFTH DAY'S SALE.

To-morrow (flonday)

ning It Shill and Barbanill come bust

taxionales the believes of the

DINING ROOM

cal tales fints diluter. Talica degrees deleg-

Mintimples and Minjatory Vicingia and in g Alic Part (Probat profile pro Aire Frank) has group

nging Dak summering of Talor, filone filmen Hot Hunor Kogan and F filmen appointage af hittimene imposity sectionships a spine of

inches tailer than the late Jumbo.

platform of 1904.

TO THE EDITOR OF THE SUN-SIT: At a meeting held Feb. 28, the Philharmonic Society definitely rejected the plan presented He Means to Have a Tariff Revision Plank in the Platform of 1904 if He Can Force It-Would Treat Trusts as Outthe committee representing the laws-His Visit to the President. nent Orchestra Fund, and inasmuch as there has been from time to time in the press refer DES MOINES, Ia., March 14 .- "I intend to ence to this matter and comment upon it do whatever lies in my power to introduce the committee beas leave to present through into the National platform the thought to the columns of THE SUN the conditions which gave rise to the movement and something which the Republicans of Iowa have already

of its plan and scope. The idea of increasing the efficiency of the Philharmonic Orchestra by means of a mally launches his campaign to graft the four-year guaranty fund which should be "Iowa idea" into the National Republican used for the purpose of subsidizing for cer tain important parts players of greater ability than are at present included in the orchestra. vention here this afternoon had especial emanated from gentlemen closely identified with Philharmonic interests, and met with significance from the fact that he was recently summoned to Washington by President Roosevelt and there held three the approval of the president, Mr. Carnegie, ng conferences relative to national politics At the time it was reported that the Governor had been persuaded to discontinue his tariff reform speeches. His address to-day shows several evidences of the President's influence, especially in regard to reciprocity and trusts, but not in the way of modification of his tariff views. He says the time has come to enlarge the free list and revise the tariff schedules generally. The convention was remarkable for the unanimity with which Cummins resolutions were passed and Congressman Hull tions were passed and Congressman Hull was rebuked for opposing Cummins. Prouty Hull's opponent, plainly had three out of four of the delegates. Here is the Governor's definition of the "Iowa idea":

Governor's definition of the "Iowa idea":

when respect to our platform of the last
two years upon the subject of the tailf, let
me say at once that I believe in every word
that we have uttered. Time and reflection
have but intensified my views, and anhesitatingly I say that while I am not wedded
to any form of expression, the idea or thought
contained in our platform is not only right,
which ought to end the controversy, but
it is, as I am profoundly convinced, essential
to the continued success of the party, and
I say frankly that I intend to do whatever
lies in my power to introduce into the national
platform of next year the thought to which
the Republicans of Iowa have already given
utterance.

piatform of next year the thought to which the Republicans of lowa have already given utterance.

There is no conflict whatsoever between the Iowa platform and anything that has ever been declared by a national convention, but it is necessary from time to time in our platforms to apply the policies and the principles of the party to affairs as they at the time exist. The man who says that the followers of the Iowa platform have abated one jot or fittle of their belief in the policy of protection is the only enemy that protection has in the rarks of the Republican party. The schedules which now carry this policy into effect were adopted in 1897. I have no criticism for them. They were adopted when the country was in the depths of commercial distress, created and perpetuated by the weakness and fallacies of a Democratic administration and Democratic doctrines Six years have reassed; changes in the methods and process of industry have occurred of which the intelligent people of this country are instinctively conscious. Under these circumstances, the oues ion propounded by the Iowa platform is whether the time has come to make corresponding changes in our import duties.

If I understand the real purport of what we said last year it is that the Republicans of lowa—and in this respect they are joined by the Republicans of nearly every State in the Urion—believed that the time had come in which the subject should be again examined, not necessarily in the way of a general revision of all the schedules, but that some of them and notably the iron and steel schedules should be taken up for the purpose of etermining whether the duties were so high that they were being used, not for the purpose of etermining whether the duties were so high that they were being used, not for the purpose of etermining whether the duties were so high that they were being used, not for the purpose of unduly erhancing the prices of the various commodities manufactured from iron of a.

sin important party players of gresser ability than are at present included in the orchestary and carried with Philharmonic interests, and Carrested or the propose of the contribute a per cent of fishion which it was the desired to raise, or clearly a produced of an ender of the amount, and the produced of the contribute a per cent of the produced of the contribute and contribute a per cent of the produced of the contribute and contribute a per cent of the produced of the the various commodities manufactured from iron ora.

I believe that some of these duties are too high and that they are crp bie of being used for an unlawful object. There are good Republicans who believe that some things which are now on the dutiable list should be upon the free list.

The platform to which I have referred also declares for reciprocity. I am profoundly convinced that, as declared in the National platform of 1896, protection gives us the home market, and reciprocity we must look to for our rightful share in foreign markets, if we are permitted to enter foreign markets.

I have heard some criticism respective that clause in our platform of last year which declares that we favor ary modification of the tariff schedules necessary to prevent their affording a sheiter to monopoly. I say here, as I have said many times before, that the laws, so far as they affect the so-called trusts, should be positive and direct and I awain record my belief that the modification of the tariff schedules is not the remedy for whatever exils these yeast concentrations of the tariff schedules is not the remedy for whatever exils these yeast concentrations of the tariff schedules is not the remedy for whatever exils these yeast concentrations of the tariff schedules is not the remedy respect and remiration of the committee for his unselfish and breat-minded attitude during the negotiations which had been in progress. HARRY HARRY WASS PLACETE, Secretary Permanent Orchestra Fund Comfor whatever evis freese vast concentra-tions as pere connections centain.

Monopoly is intelerable and not more intelerable than it is unnecessary. I under-stand our ristform to say that if, not with-standing all other efforts that are made by New York, March 13.
Following is the letter which the secretary was instructed to send to Mr. Democratic

Mr. Walter Damrosch, 523 Madison Arenue, New Mr. Walter Danrosch, 523 Madison Archue, New York.

D 18 Siz: I have been instructed by the members of the Permanent Orchestra Fund Committee to express to you their ampreciation of the spirit of unsertishness and of lovalty to the highest arrisale interes's which less characterized your attitude during the negotiations which have been in progress between our committee and the Philharmonic Society. We regret that a consolidation of our interes's has proved impossible, but we relimited the plan we had in view with the greatest respect and admiration for your proof attitude of mind in regard to the undertaking for your musicianship, and for your devotion to the cause of music, in which we are all working.

HARRY HARRY STARLERS.

Secretary Permanent Orchestra Fund Committee.

" AS TO PERMANENT ORCHESTRA. PHILADELPHIA POISON SHOP.

POLICE TRYING TO LAY TWENTY MURDERS TO HASSEY.

All Physicians Who Live Near the Herb Doctor Asked to Tell About Strange Deaths-Mrs. Williams Confronted With the Negro-His Own Story Told. PHILADELPHIA, March 14.-The police

are trying to fasten a score of murders upon George Hassey, the negro herb doctor who, they assert, operated a murder mill at which lives could be snuffed out for prices ranging from \$10 up. Developments as startling as those in the celebrated Holmes case are promised.

Confirmation of the story that the raid on Hassey's herb shop was due to an effort to find out where John and Annie Williams, now awaiting trial on the charge of murder, purchased the arsenic alleged

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IN PART OLD DITTH MANOR PITALE. MA ITALIAN INTH CENTERS CAMP ----THE BOOT FAMILIES IN THE LOT STEEL THE THE THE THE PARTIES OF THE

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Public view of these paintings commences To moreow MON DAY, Mercis 14, continuing der and evening until time of see.

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JAMES P. BILD, Austicine